



65 Russells Square Russells Crescent, Horley, RH6 7GW

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JamesDean are delighted to offer this superb third floor apartment to the market, which is ideally located in the town centre within walking distance to amenities and the mainline station. Russell Square is a flagship development of impressive apartments built and completed by Rydon Homes in July 2015. The apartments are notable for the habitable space on offer, including private amenity space.

This apartment is in excellent decorative order and presented to a high standard. It features double glazed windows, gas central heating, fitted storage off the hallway



and the bonus of a balcony, allocated covered parking and lift access to all floors.

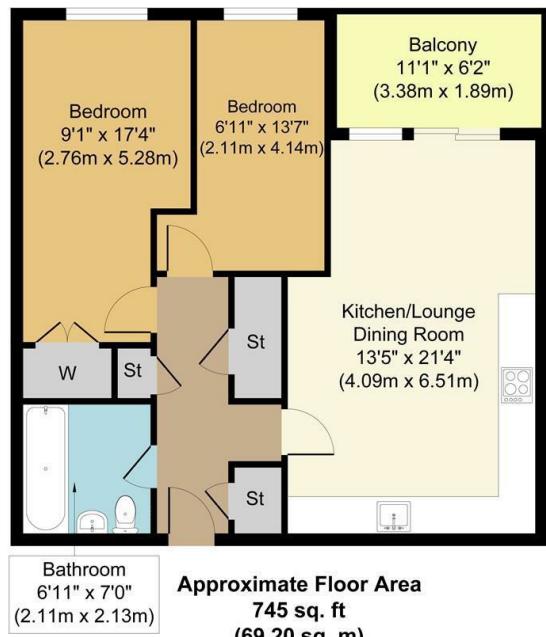
The accommodation consists of an entrance hall, master bedroom with built in wardrobe, spacious modern bathroom, Second double bedroom, open plan kitchen area located off the lounge/diner which boasts cream gloss units, ceramic hob and integrated appliances including oven, fridge/freezer, dish washer and washing machine. The lounge/diner opens onto a private balcony, via a patio door and floor to ceiling windows.

Location is always key and it is no exception here as the residents are situated in the heart of the thriving town of Horley, which offers a great mix of local amenities and excellent transport links to the city and coast.

Offers In Excess Of £245,000



Floor plan



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Present
(92 plus) A	83
(81-91) B	84
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Present
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

TENURE: Leasehold

Council Tax Band: D

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.